





Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

Zoning Item # 1  
Page 2

- ( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- ( ) Soil percolation tests have been conducted.  
{ } The results are valid until \_\_\_\_\_  
{ } Revised plans must be submitted prior to approval of the percolation tests.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  
{ } shall be valid until \_\_\_\_\_  
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- ( ) All roads and parking areas should be surfaced with a dustless, bonding material.
- (X) No health hazards are anticipated.
- (X) Others This existing residence is served by a private well + septic system which appears to be functioning satisfactorily. The proposed addition will not interfere with the existing utilities.

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

PROPERTY DESCRIPTION

Beginning at a point 390 feet northeast of Ridge Valley Drive on the south side of Shadow Court, as recorded in the Land Records of Baltimore County in Plat Book E.H.K. Jr. No. 47, Folio 67, the second amended plat of Lot 18, Section 3, Green Valley North, otherwise known as 5 Shadow Court, in the eighth election district.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: August 9, 1983

FROM: Norman E. Gerber, Director of Planning and Zoning

SUBJECT: Marc Strauss, et ux 84-64-A

There are no comprehensive planning comments required on this petition.

*Norman E. Gerber*  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:cav



TED ZAFENSKI, JR.  
DIRECTOR  
Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

July 28, 1983

Comments on Item # 1 Zoning Advisory Committee Meeting July 5, 1983  
are as follows:

Property Owner: Marc & Janice Strauss  
Location: S. Shadow Ct. 390' N.E. of Ridge Valley Dr.  
Existing Zoning: R-40  
Proposed Zoning: Variance to permit a side yard setback of 30' in lieu of the required 37 1/2'.

Area: 155,00/161.79 x 307.20/260.88

The items checked below are applicable:

- ( ) All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 and other applicable Codes.
- ( ) A building and/or other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A fire wall is required if construction is on the lot line. See Table 101, line 2, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 1-82.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.  
If desired, additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,  
*Charles R. Burnham*  
Charles R. Burnham, Chief  
Plan Review

CD:rrj  
PURN 01-82

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance

LOCATION: South side of Shadow Court, 390 ft. Northeast of Ridge Valley Drive

DATE & TIME: Wednesday, August 31, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 30 ft. instead of the required 37.5 ft. (see previous Case No. 81-220-A)

The Zoning Regulation to be excepted as follows:  
Section 1A04.3B.3 (103.3 & 1A00.3B.3) - side yard setback in R. C. 5 (R. D. P.) zone

All that parcel of land in the Eighth District of Baltimore County

Being the property of Marc Strauss, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, August 31, 1983 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 5, 1983

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: July 5, 1983

RE: Item No: 275, 276 (1) 2, 3, 4, 5, 6, 7, 8, 9, 10, 11  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
*Nick Petrovich*  
Nick Petrovich, Assistant  
Department of Planning

WNP/bp



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

August 25, 1983

Mr. & Mrs. Marc Strauss  
5 Shadow Court  
Owings Mills, Maryland 21117

Re: Petition for Variance  
S/S Shadow Ct., 390' NE of Ridge Valley Drive  
Case No. 84-64-A

Dear Mr. & Mrs. Strauss:

This is to advise you that \$56.65 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 121502

DATE: 8-31-83 ACCOUNT: R-01-615-000

AMOUNT: \$56.65

RECEIVED FROM: Marc Strauss

FOR: Advertising & Posting Case # 84-64-A

6 413\*\*\*\*\*566510 #31-A

VALIDATION OR SIGNATURE OF CASHIER



August 3, 1983

Mr. & Mrs. Marc Strauss  
5 Shadow Court  
Owings Mills, Maryland 21117

**NOTICE OF HEARING**

Re: Petition for Variance  
S/S Shadow Ct., 390' NE of  
Ridge Valley Drive  
Marc Strauss, et ux - Petitioners  
Case No. 84-64-A

TIME: 10:00 A.M.

DATE: Wednesday, August 31, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 117998

DATE: 6/20/83 ACCOUNT: R-01-615-000

AMOUNT: \$35.00

RECEIVED FROM: Marc Strauss  
FOR: E. J. Strauss, Jr. ILM 2771

058\*\*\*\*\*252016 220-A

VALIDATION OR SIGNATURE OF CASHIER

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Well Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>[Signature]</i>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>				
Previous case: (81-220A)	Map # _____				

Mr. & Mrs. Marc Strauss  
5 Shadow Court  
Owings Mills, Md. 21117

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
5th day of July, 1983

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Marc Strauss, et ux  
Petitioner's Attorney

Received by: *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

September 1, 1983

Mr. & Mrs. Marc Strauss  
5 Shadow Court  
Owings Mills, Maryland 21117

IN RE: Petition Zoning Variance  
S/S of Shadow Court, 390' NE of  
Ridge Valley Drive - 8th Election  
District  
Marc Strauss, et ux, Petitioners  
Case No. 84-64-A

Dear Mr. & Mrs. Strauss:

I have this date passed my Order in the above-referenced matter in accordance  
with the attached.

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

At/srl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

84-64-A

District: 8th

Date of Posting: August 12, 1983

Posted for: Variance

Petitioner: Marc Strauss, et ux

Location of property: S/S of Shadow Court, 390' NE of

Ridge Valley Drive

Location of Signs: South side of Shadow Court, approx. 450'

West end of Ridge Valley Drive

Remarks:

Posted by: *[Signature]*

Date of return: August 19, 1983

Number of Signs: 1

**LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.**

Westminster, Md., Aug. 11, 1983

THIS IS TO CERTIFY that the annexed .Req. #149891, P.O. 46793  
was published for one (1) day previous  
to the 11th day of August, 1983, in the

- ☐ Carroll County Times, a daily newspaper published  
in Westminster, Carroll County, Maryland.
- ☐ South Carroll Herald, a weekly newspaper published  
in Eldersburg, Carroll County, Maryland.
- ☒ Community Times, a weekly newspaper published  
in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: *[Signature]*

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., August 11, 1983

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., on the 11th  
day of August, 1983, the last publication  
appearing on the 11th day of August,  
1983.

THE JEFFERSONIAN,

*[Signature]*  
Manager

Cost of Advertisement: \$ 19.25

**PETITION FOR VARIANCE**  
8th Election District

LOCATION: South side of Ridge  
Valley Drive

DATE & TIME: Wednesday, Aug.  
31, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commission of  
Baltimore County, by authority  
of the Planning and Zoning  
Department, will hold a public  
hearing for a petition for variance to permit a  
side yard setback of 30 feet instead of the  
required 37.5 feet. (See pre-  
vious Case No. 84-64-A).

The zoning regulation to be  
sought is as follows:  
Section 1804.3B.3 (103.3 and 1A03.3B.3.)  
The zoning regulation to be  
sought is as follows:  
Section 1804.3B.3 (103.3 and 1A03.3B.3.)  
The zoning regulation to be  
sought is as follows:  
Section 1804.3B.3 (103.3 and 1A03.3B.3.)

All that parcel of land in the  
8th Election District of Baltimore County  
beginning at a point 390 feet  
northwest of Ridge Valley Drive as  
the south side of Shadow Court, as  
recorded in the Land Records of  
Baltimore County in Plat Book  
2-118, at 390' NE of Ridge Valley Drive,  
and amended plat of Lot 18, Section  
3, Green Valley North, otherwise  
known as S. Shadow Court, is the  
subject of this petition.

The property of Marc  
Strauss, et ux, as shown on plat  
that filed with the zoning depart-  
ment.

Hearing Date: Wednesday, Aug.  
31, 1983 at 10:00 A.M.  
Public Hearing: Room 106, Coun-  
ty Office Building, 111 W. Ches-  
apeake Avenue, Towson, Maryland

By: *[Signature]*  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
Aug 11

IN RE: PETITION ZONING VARIANCE  
S/S of Shadow Court, 390' NE  
of Ridge Valley Drive -  
8th Election District  
Marc Strauss, et ux,  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-64-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioners herein request a variance to permit a side yard setback of  
30 feet instead of the required 37.5 feet. The purpose of their request is to  
enable the Petitioners to convert their existing garage into a bedroom, bathroom,  
and closet space, to accommodate a relative who will be living with them, and add  
a new garage to the rear.

The Petitioner Janice Strauss appeared and testified on her own behalf. There  
were no Protestants.

Testimony indicated, and was uncontested, that the placement of the addition  
to the rear of the garage, as more fully described on the site plan introduced into  
evidence as Petitioners' Exhibit 1, is the only accessible location for such an ad-  
dition due to the placement of the home and existing garage on the lot. The drive-  
way leading to the existing garage will be widened and extended to allow entrance  
into the new garage.

This property has had a variance granted previously which allowed a side yard  
setback of 37.5 feet in lieu of the then required 50 feet. The variance herein re-  
quested would effect only the side yard faced by the garage.

Petitioners seek relief from Section 1A04.3B.3. (103.3 and 1A03.3B.3.), pur-  
suant to Section 307, of the Baltimore County Zoning Regulations.

The variance now requested allows for the addition to be within 30 feet of the  
boundary line to the right of the house as seen from Shadow Court. The Peti-  
tioners testified that she had contacted her neighbors and none had objected to the  
proposed addition and requested variance.

It is clear from the testimony that if the variance was to be granted, such  
use as proposed would not be contrary to the spirit of the regulations, and would  
not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear  
that a practical difficulty or unreasonable hardship would result if the instant  
variance was not to be granted. It has been established that the requirements  
the Petitioners seek relief from here would unduly restrict the use of the land  
due to the special conditions unique to this particular parcel. In addition, the  
variance requested will not be detrimental to the public health, safety, and gen-  
eral welfare.

Pursuant to the advertisement, posting of the property, and public hearing on  
this Petition held, and for the reasons above given, the variance requested should  
be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this  
1st day of September, 1983, that the Petition for Variance to permit a side  
yard setback of 30 feet instead of the required 37.5 feet be and is hereby GRANTED,  
from and after the date of this Order, subject to the following:

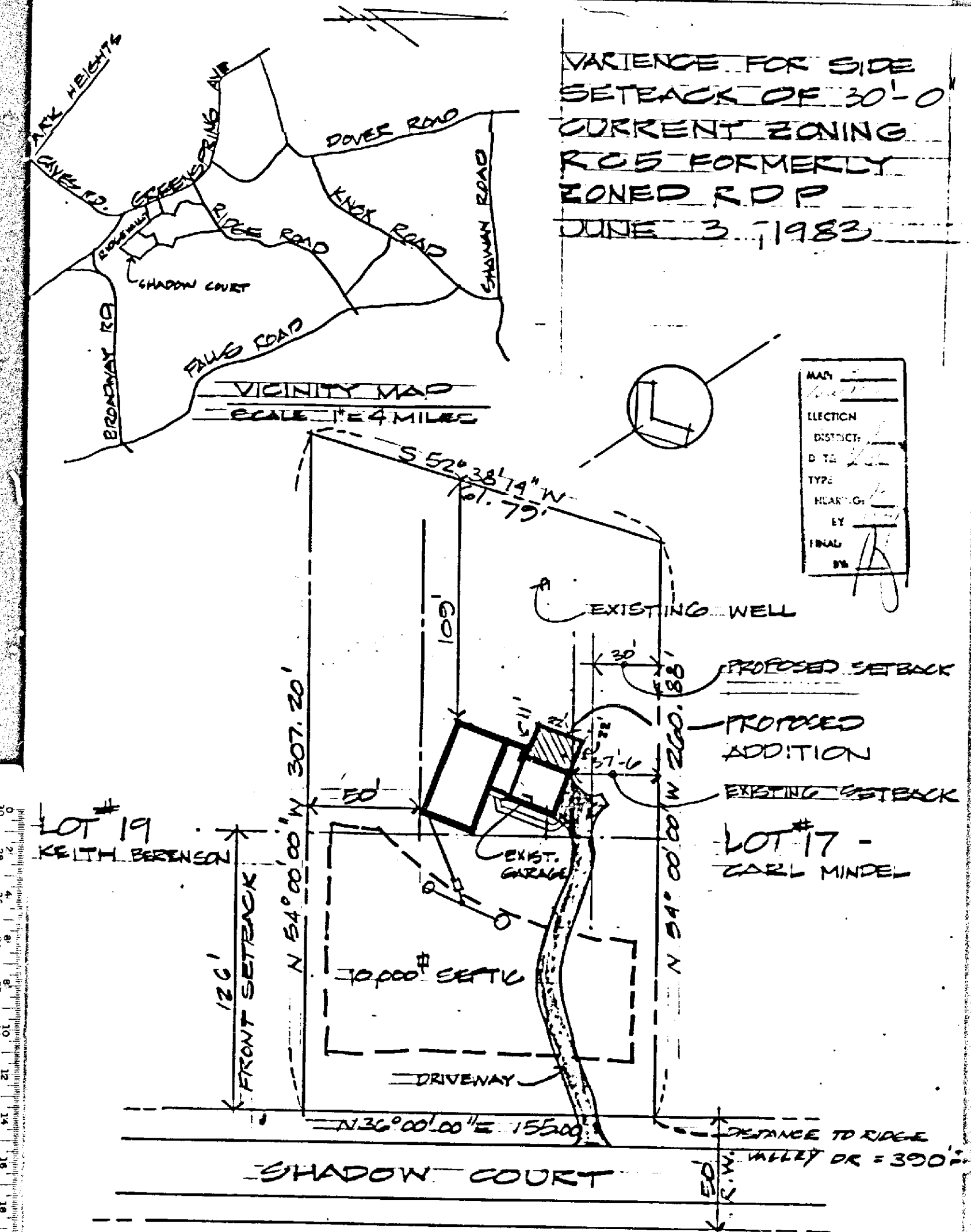
- The Petitioners may apply for their building permit, and be  
granted same upon receipt of this Order; however, Petition-  
ers are hereby made aware that their proceeding at this time  
is at their own risk until such time as the applicable ap-  
pellate process from this Order has expired. If, for whatever  
reason, this Order is reversed, the Petitioners would be re-  
quired to return, and be responsible for returning, said prop-  
erty to its original condition.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE: September 1, 1983

BY: *[Signature]*



**SITE PLAN**

SCALE: 1" = 50'

LOT #18 - S SHADOW COURT SECTION 3 DECEMBER  
AMENDED PLAT EHK JK 47 FOLIO 67  
GREEN VALLEY NORTH 8TH ELECTION DISTRICT

Item #1